

## Minutes



### Planning and Zoning Commission Regular Meeting

Council Chamber  
101 W. Abram St.

**January 6, 2010  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on January 6, 2010, at 5:30 p.m. in the Council Chamber of the Municipal Building, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Victor Vandergriff	*	Chair
Edward Gutierrez	*	
Stacie Stewart	*	
Jeff Pokrifcsak	*	Commissioners
Connie Ruff	*	
Charla Hawkes Vinyard	*	
Michael Forbes	*	
Kevin McGlaun	*	
Jim Parajon	*	Director, Community Development and Planning
Kathy Zibilich	*	Assistant City Attorney

Absent:  
Andrew Piel

- I. Call to Order at 5:33 p.m.
- II. Pledge of Allegiance
- III. Minutes of the December 9, 2009, Planning and Zoning Regular Session were approved as submitted.
- IV. PLAT CONSENT AGENDA AND PUBLIC HEARING FOR PLATS  
Approving plats and authorizing the filing thereof where appropriate

Commissioner Hawkes Vinyard requested that Item F be removed from the Consent Agenda because she has to abstain from voting on this item.

- A. Combination Plat - Treepoint Park Addition, Lot 1, Block 1 (Zoned "E" [Single family residential with a minimum lot size of 10,000 square feet]); generally located south of U.S. 287 Highway and east of Treepoint Drive with the approximate address being 5403 Treepoint Drive
- B. Combination Plat - J.C. Houston Addition, Lots 3R and 15R (Zoned "NS" [Neighborhood Service]) and "CS" [Community Service]; generally located east of U.S. Highway 287 and north

of West Sublett Road with the approximate addresses being 6021 and 6024 Meyers Road and 6016 U.S. Highway 287

- C. Replat - H.D. Thompson Addition, Lots 36R and 37R (Zoned "LI" [Light Industrial]); generally located north of West Division Street and west of Oakwood Lane with the approximate address being 2001 West Division Street
- D. Replat - J. O'Daniel, Lots 2R1 and 2R2 (Zoned "IM" [Industrial Manufacturing]); generally located south of East Bardin Road and west of South Watson Road with the approximate address being 4500 South Watson Road
- E. Replat - O.D. Beall Addition, Lots 7R1 and 7R2 (Zoned "CS" [Community Service]); generally located north of Interstate 20 Highway and east of Park Springs Boulevard with the approximate address being 4221 Park Springs Boulevard
- F. Replat - John Huitt Addition, Lots 24R1 and 24R2 (Zoned "D" [Downtown Business]); generally located south of UTA Boulevard and west of South Center Street with the approximate address being 401 South Pecan Street

Present to go on record in support of this case was Terry Bertrand, First Baptist Church, 301 South Center Street Suite 500; and Joyce Stanton, Di Sciullo & Terry, Inc., 401 West Abram Street Suite A.

Connie Ruff made a motion to approve Replat, John Huitt Addition, Lots 24R1 and 24R2. Seconded by Edward Gutierrez, the motion carried with the following vote:

AYES: Victor Vandergriff, Stacie Stewart, Connie Ruff, Michael Forbes, Edward Gutierrez, Jeffrey Pokrifcsak, and Kevin McGlaun

NAYS: None

ABSTAIN: Charla Hawkes Vinyard

#### **APPROVED 7-0-1**

- G. Replat - Olympia Park Addition, Lots A-2R and A-3 (Zoned "CS" [Community Service]); generally located east of South Bowen Road and south of West Arkansas Lane with the approximate address being 2400 West Arkansas Lane
- H. Replat - Sublett Square Addition, Lots 3R, 4R1R, 5R, and 6R (Zoned "CS" [Community Service]); generally located east of U.S. Highway 287 and north of West Sublett Road with the approximate addresses being 4621 and 4651 West Sublett Road
- I. Replat - Parkway Central Addition, Lots BR and CR2, Block 12R (Zoned "LCMU-MF22" [Multi-family dwellings with a maximum density of 22 units per acre - Lamar Collins Mixed Use Overlay]); generally located north of Washington Drive and west of North Collins Street with the approximate addresses being 715 and 735 Washington Drive
- J. Replat - Stoneridge Addition, Lots AR1 and AR2, Block 9 (Zoned "MF18" [Multi-family dwellings with a maximum density of 18 units per acre]); generally located south of East Arkansas Lane

and west of South Collins Street with the approximate address being 700 East Arkansas Lane

Edward Gutierrez made a motion to approve Plat Consent Agenda items A, B, C, D, E, G, H, I, and J excluding item F. Seconded by Jeff Pokrifcsak, the motion carried by a vote of 8-0-0.

**APPROVED**

V. PUBLIC HEARING FOR ZONING CASES

A. Zoning Case SUP09-24  
(Sue Barnett Drill Site – 1890 Southeast Parkway)

Application for approval of a Specific Use Permit for gas drilling on approximately 4.003 acres zoned "A" (Agriculture); 1809 Southeast Parkway generally located north of Southeast Parkway and west of New York Avenue.

Sharon Hurd, Planning Project Manager I, presented this case.

Present to speak in support of this case was Walter Dueease, XTO Energy, 810 Houston Street, Fort Worth.

Edward Gutierrez made a motion to approve Zoning Case SUP09-24 with the following stipulations:

1. Access to the site shall be off of Southeast Parkway along the western boundary of 1901 Southeast Parkway.
2. Prior to the commencement of construction at the drill site, the south and west boundaries of the site, except the access point, shall be landscaped with a Level 1 transitional buffer and fenced with a minimum eight-foot-high masonry wall.
3. Prior to the commencement of construction at the drill site, the north and east boundaries of the site shall be fenced and landscaped in accordance with this paragraph. Subject to City Council approval of the following alternative fencing in the gas drilling permit for this site: Screening shall consist of alternating sections of masonry and wrought iron fencing as described on the site plan and on the attached Arlington Commerce Center buffer plan. If the alternative fencing is not approved at the permit stage, then the fencing shall be in the form required by the Gas Drilling and Production Chapter. In either case, the landscaping shall be as shown on the attached Arlington Commerce Center buffer plan for the type of adjacent fencing material provided.

Seconded by Michael Forbes, the motion carried with a vote of 8-0-0.

**APPROVED**

B. Zoning Case SUP09-27  
(Matlock Plaza – 4306 Matlock Road)

Application for approval of a Specific Use Permit for a restaurant less than 5,000 square feet on approximately 1.15 acres zoned "BP-CS" (Business Park Overlay-Community Service); 4306

Matlock Road generally located south of West Interstate 20 Highway and west of Matlock Road.

Douglas Cooper, Graduate Planner, presented this case.

Present to speak in support of this case was Larry Fowler, 1000 Ballpark Way Suite 300.

Jeffrey Pokrifcsak made a motion to approve Zoning Case SUP09-27. Seconded by Edward Gutierrez, the motion carried with a vote of 8-0-0.

**APPROVED**

VI. ADJOURN

Being no other business to come before the Commission, Chair Vandergriff adjourned the meeting at 6:16 p.m.

ATTEST:

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Chair

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Secretary to the Commission  
APPROVED this 20th day of January 2010